



An  
Bord  
Pleanála

**Board Direction**  
**BD-015431-24**  
**ABP-315927-23**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The site of the proposed development is located within an area that is designated as Level 10 (The Rural Area) settlement within the Wicklow County Development Plan 2022-2028 and with an 'Area Under Strong Urban Influence', as set out in the 'Sustainable Rural Housing Guidelines for Planning Authorities', issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, Objective CPO 6.41 in the Wicklow County Development Plan 2022-2028 facilitates residential development in the open countryside for those with a housing need, in line with National Policy Objective 19 of the National Planning Framework. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has a demonstratable economic or social need to live in this rural area, or that the housing need of the applicant could not be met in a smaller town or rural settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria, as set out in the current Development Plan for the area, guidelines and national policy of a house at this location. The proposed development would be contrary to Objective 6.41 of the Wicklow County Development Plan

2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Tom Rabbette

**Date:** 14/02/2024